

**SECTION 07 01 50.19  
PREPARATION FOR RE-ROOFING**

**PART 1 - GENERAL****1.1 DESCRIPTION**

- A. Partial Roof tear-off, temporary roofing membrane, and removal of base flashings on existing construction in preparation to receive new roofing membrane.
- B. Existing Membrane Roofing System: EPDM roofing membrane, with subsequent waterproof coating related insulation, surfacing, and components and accessories between deck and roofing membrane.

**1.2 RELATED WORK**

- A. Use of the premises and phasing requirements: Section 01 00 00 GENERAL REQUIREMENTS.
- B. Temporary construction and environmental-protection measures for reroofing preparation: Section 01 00 00 GENERAL REQUIREMENTS
- C. HVAC equipment removal and reinstallation: Division 23 sections.
- D. Electrical equipment disconnection and reconnection: Division 26 sections.

**1.3 APPLICABLE PUBLICATIONS**

- A. Publications listed below form a part of this specification to the extent referenced. Publications are referenced in the text by the basic designation only. Editions of applicable publications current on date of issue of bidding documents apply unless otherwise indicated.
- B. American National Standards Institute/Single-Ply Roofing Institute (ANSI/SPRI):
  - ANSI/SPRI FX-1-01(R2006) Standard Field Test Procedure for  
Determining the Withdrawal Resistance of  
Roofing Fasteners.
- C. ASTM International (ASTM):
  - C208-08.....Cellulosic Fiber Insulating Board
  - C728-05.....Perlite Thermal Insulation Board
  - C1177/C1177M-08.....Standard Specification for Glass Mat Gypsum  
Substrate for Use as Sheathing
  - C1278/C1278M-07.....Standard Specification for Fiber-Reinforced  
Gypsum Panel
  - D1079-09.....Standard Terminology Relating to Roofing and  
Waterproofing
- D. FM Approvals: RoofNav Approved Roofing Assemblies and Products.

4450-89.....Approved Standard for Class 1 Insulated Steel  
Deck Roofs

4470-10.....Approved Standard for Class 1 Roof Coverings

1-28-09.....Loss Prevention Data Sheet: Design Wind Loads.

1-29-09.....Loss Prevention Data Sheet: Above-Deck Roof  
Components

1-49-09.....Loss Prevention Data Sheet: Perimeter Flashing

E. National Roofing Contractors Association: Roofing and Waterproofing  
Manual

#### **1.4 MATERIALS OWNERSHIP**

- A. Assume ownership of demolished materials and remove from Project site and dispose of legally, unless indicated to be reused, reinstalled, or otherwise to remain Owner's property.

#### **1.5 DEFINITIONS**

- A. Refer to ASTM D1079 and NRCA "The NRCA Roofing and Waterproofing Manual" for definition of terms.

#### **1.6 QUALITY CONTROL**

- A. Requirements of Division 07 roofing section for qualifications of roofing system and roofing insulation Installer; work of this section shall be performed by same Installer.
1. Where Project requirements include removal of asbestos-containing material, Installer must be legally qualified to perform the required work.
  2. Only a partial re-roofing will be performed, and any existing roofing warranty must remain in effect. The Installer must be approved by warrantor of existing roofing system. Provide written evidence of this approval from the existing warrantor prior to commencing work.
- B. Regulatory Requirements: Comply with governing EPA notification regulations. Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Reroofing Conference: Conduct conference at Project site.
1. Meet with VA; any testing and inspecting agency representative; roofing system manufacturer's representative; roofing Installer including project manager, superintendent, and foreman; and installers whose work interfaces with or affects reroofing.
  2. Review methods and procedures related to roofing system tear-off and replacement

**1.7 SUBMITTALS**

- A. Submit in accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
- B. Manufacturer's Literature and Data:
  - 1. Recover boards.
- C. List of proposed infill materials.
- D. List of proposed temporary roofing materials.
- E. Photographs or Videotape: Document existing conditions of adjacent construction including site improvements.
- F. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a licensed landfill facility.
- G. Qualification Data: For Installer.
  - 1. Certificate indicating Installer is approved by warrantor of existing roof system.

**1.8 PROJECT CONDITIONS**

- A. VA will occupy portions of building below reroofing area. Conduct reroofing so VA's operations will not be disrupted.
  - 1. Coordinate work activities daily with COTR.
  - 2. Provide COTR with not less than 72 hours' notice of activities that may affect VA's operations.
- B. Protect building and landscaping from damage.
- C. Maintain access to existing walkways and adjacent occupied facilities.
- D. Weather Limitations: Proceed with reroofing preparation only when weather conditions permit Work to proceed without water entering existing roofing system or building.
- E. Hazardous Materials: It is not expected that Contractor will encounter hazardous materials such as asbestos-containing materials.
  - 1. Do not disturb materials suspected of containing hazardous materials. Notify the COTR for direction.

**1.9 WARRANTY**

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces affected by reroofing, by methods and with materials acceptable to warrantor.
  - 1. Notify warrantor of existing roofing system before proceeding, and upon completion of reroofing.
  - 2. Obtain documentation verifying that existing roofing system has been inspected by warrantor and warranty remains in effect. Submit documentation at Project closeout.

**PART 2 - PRODUCTS****2.1 INFILL MATERIALS**

- A. Use infill materials matching existing membrane roofing system materials.

**2.2 TEMPORARY ROOFING MATERIALS**

- A. Design of temporary roofing and selection of materials are responsibilities of Contractor.

**2.3 AUXILIARY REROOFING MATERIALS**

- A. General: Auxiliary reroofing preparation materials recommended by roofing system manufacturer and compatible with components of existing and new membrane roofing system.
- B. Base Sheet Fasteners: Capped head, factory-coated steel fasteners, listed in FM Approval's "RoofNav."
- C. Metal Flashing Sheet: Metal flashing sheet is specified in Section 07 60 00 FLASHING AND SHEET METAL.

**PART 3 - EXECUTION****3.1 PREPARATION**

- A. Protect existing membrane roofing system that is indicated not to be reroofed, including areas to receive fluid applied coating.
  - 1. Limit traffic in areas of existing roofing membrane that have been protected.
  - 2. Maintain temporary protection and leave in place until replacement roofing has been completed. Remove temporary protection on completion of reroofing, and immediately prior to receiving fluid applied coating.
- B. Coordinate with COTR to shut down air-intake equipment in the vicinity of the Work. Cover air-intake louvers before proceeding with reroofing work that could affect indoor air quality or activate smoke detectors in the ductwork.
  - 1. Comply with VA's requirements for maintaining fire watch when temporarily disabling smoke detectors.
- C. During removal operations, have sufficient and suitable materials on-site to facilitate rapid installation of temporary protection in the event of unexpected rain.
- D. Maintain roof drains in functioning condition to ensure roof drainage at end of each workday. Prevent debris from entering or blocking roof drains and conductors. Use roof-drain plugs specifically designed for

this purpose. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.

1. If roof drains are temporarily blocked or unserviceable due to roofing system removal or partial installation of new membrane roofing system, provide alternative drainage method to remove water and eliminate ponding.
2. Do not permit water to enter into or under existing membrane roofing system components that are to remain.

E. Verify that rooftop utilities and service piping have been shut off before beginning the Work.

### **3.2 ROOF TEAR-OFF**

- A. General: Notify COTR each day of extent of roof tear-off proposed for that day and obtain authorization to proceed.
- B. Partial Roof Tear-Off: Where indicated, remove existing roofing membrane and other membrane roofing system components down to the deck. Remove cover boards, roof insulation, and substrate boards where they occur.
  1. Comply with FM Approvals requirements for removal of excess asphalt from steel decks.
  2. Remove fasteners from deck.

### **3.3 DECK PREPARATION**

- A. Inspect deck after partial tear-off of membrane roofing system.
- B. Verify that concrete substrate is visibly dry and free of moisture. Test for capillary moisture by plastic sheet method according to ASTM D 4263. Do not proceed with roofing work if moisture condenses under the plastic sheet.
- C. If deck surface is not suitable for receiving new roofing or if structural integrity of deck is suspect, immediately notify COTR. Do not proceed with installation until directed by COTR.
- D. Provide additional deck securement as required by applying concrete patching or concrete leveling compound.

### **3.4 INFILL MATERIALS INSTALLATION**

- A. Immediately after removal of selected portions of existing membrane roofing system, and inspection and repair, if needed, of deck, fill in the tear-off areas to match existing membrane roofing system construction.

1. Installation of infill materials is specified in Section 07 22 00, ROOF AND DECK INSULATION and Section 07 53 23, ETHYLENE-PROPYLENE-DIENE-MONOMER ROOFING.
2. Install new roofing membrane patch over roof infill area. If new roofing membrane is installed the same day tear-off is made, roofing membrane patch is not required.

### **3.5 TEMPORARY ROOFING MEMBRANE**

- A. Install approved temporary roofing membrane over area to be reroofed.
- B. Remove temporary roofing membrane before installing new roofing membrane.

### **3.6 EXISTING BASE FLASHINGS**

- A. Remove existing base flashings around parapets, curbs, walls, and penetrations, except those indicated to remain.
  1. Clean substrates of contaminants such as asphalt, sheet materials, dirt, and debris.
- B. Do not damage metal counter flashings that are to remain. Replace metal counter flashings damaged during removal with counter flashings specified in Section 07 60 00 FLASHING AND SHEET METAL.

### **3.7 DISPOSAL**

- A. Collect demolished materials and place in containers. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
  1. Storage or sale of demolished items or materials on-site is not permitted.
- B. Transport and legally dispose of demolished materials off VA's property.

END OF SECTION